

SCAN THE
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THIS LISTING
ONLINE



20,000 SF FOR LEASE

1059 Superior Way | Thomson, GA 30824

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ZONE | I-2

5 AC

LEASE | \$10/SF/YR



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This industrial warehouse is located in Thomson, Georgia on 5 AC. This property includes a 20,000 SF industrial warehouse building on 5 acres in Thomson, GA. It offers 20 foot ceilings, 13,500 SF of warehouse space, 3,000 SF of air-conditioned storage, and 3,500 SF of office space. Other features include 1 dock height door, 3 roll-up doors, 2,400 amp 480v/3phase power, and 46 parks. The space is a 100 foot free-span building built in 2010.

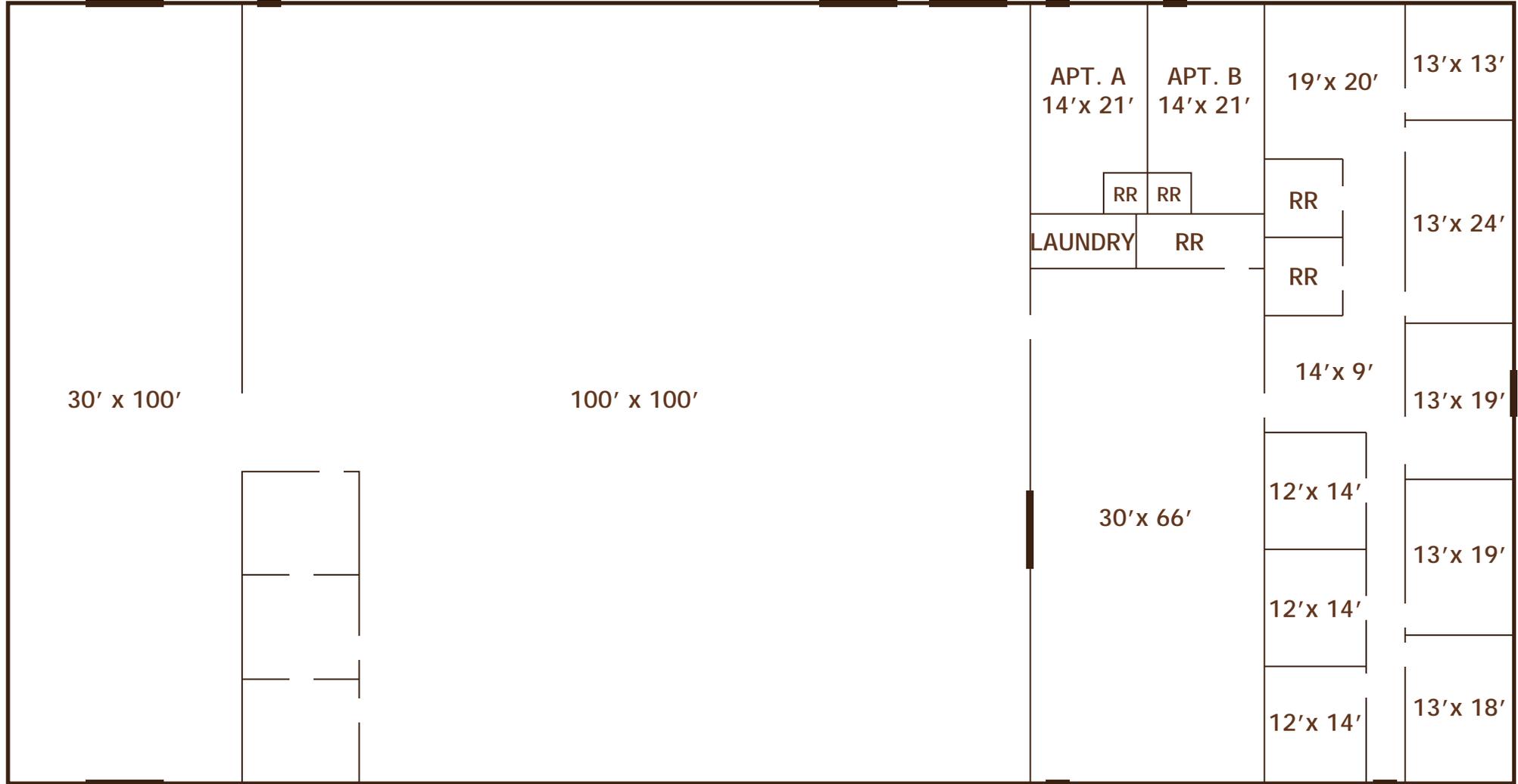


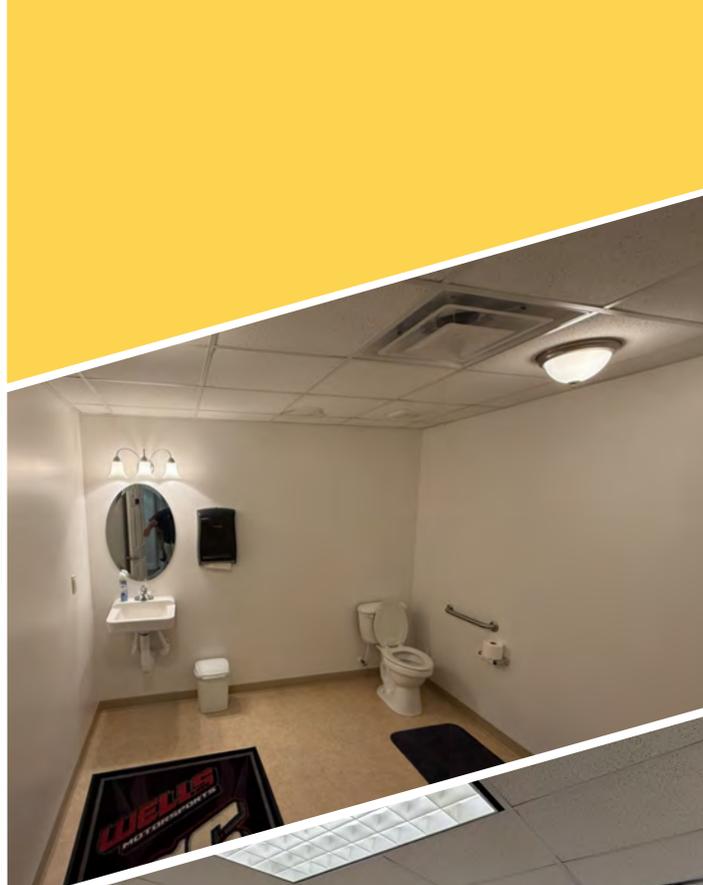
- Free-span 100 foot building
- 2 private entry office/guestroom
- conference room • 6 offices • training area
- 3,000 square feet air-conditioned storage
- approximately 13,500 square feet of warehouse space
 - 1 dock • 3 roll-up doors
 - 46 parking spaces
- vac/air/water system ready for machinery
 - 2,400 amp 480v/3phase power
 - 5 acre property

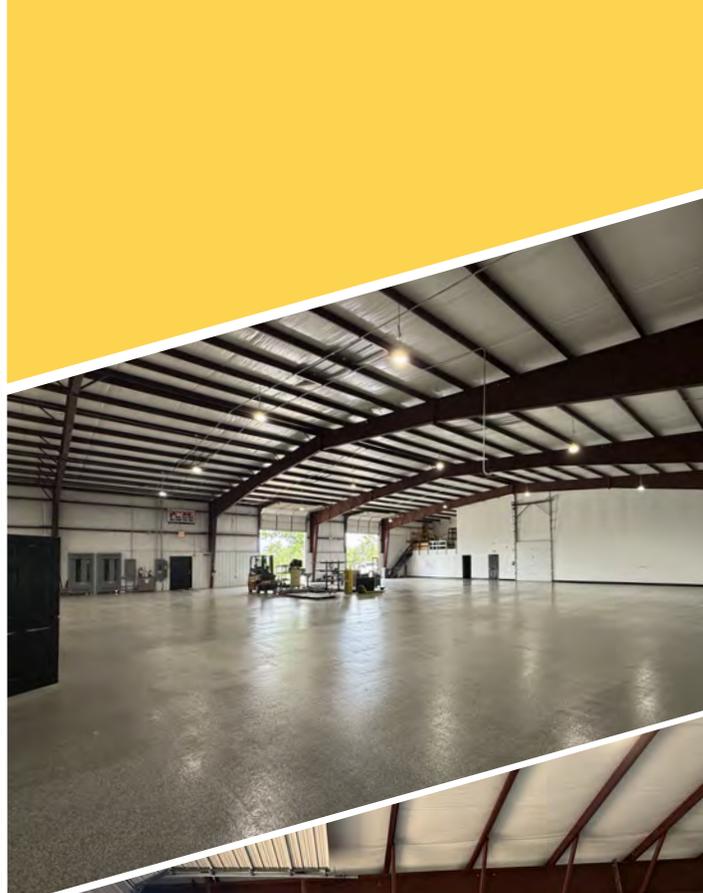


	1 MI	5 MI	10 MI
AVERAGE AGE	29.4	33.3	36.2
TOTAL POPULATION	411	11,482	24,968
TOTAL HOUSEHOLDS	144	4,236	9,406
AVG. INCOME/HH	\$41,691	\$42,271	\$43,185
AVG. VALUE/HH	---	\$124,475	\$115,912

FLOOR PLAN











WASHINGTON ROAD

THOMSON BYPASS



MAIN STREET



HILL STREET

 SITE

WARRENTON HIGHWAY

JACKSON SREET

AUGUSTA HIGHWAY

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

